



1 Hennings Park Road, Oakdale, Poole, Dorset BH15 3QU

Guide Price £450,000 Freehold

**** GUIDE PRICE £450,000 - £465,000 ** NO FORWARD CHAIN**** A three bedroom detached residence situated on a corner plot in one of Oakdale's premier roads close to doctor's surgery, central bus routes, local shops, schools and amenities. This stunning family home offers over 1000 sq ft of accommodation including lounge, dining area, fitted kitchen, two large double bedrooms, good-sized third bedroom and well-appointed four piece bathroom. To the rear, there is a good-sized wrap-around garden with patio seating area and rear access to integral garage. To the front, there is an extended front driveway providing ample off-road parking for multiple vehicles as well as access to garage. Further features of this beautiful house include integrated appliances to kitchen, feature fireplace to lounge, recently renovated throughout including; full re-wire, new heating system (including boiler), gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Combined, Poole High and St Edwards RC/CoE Secondary.

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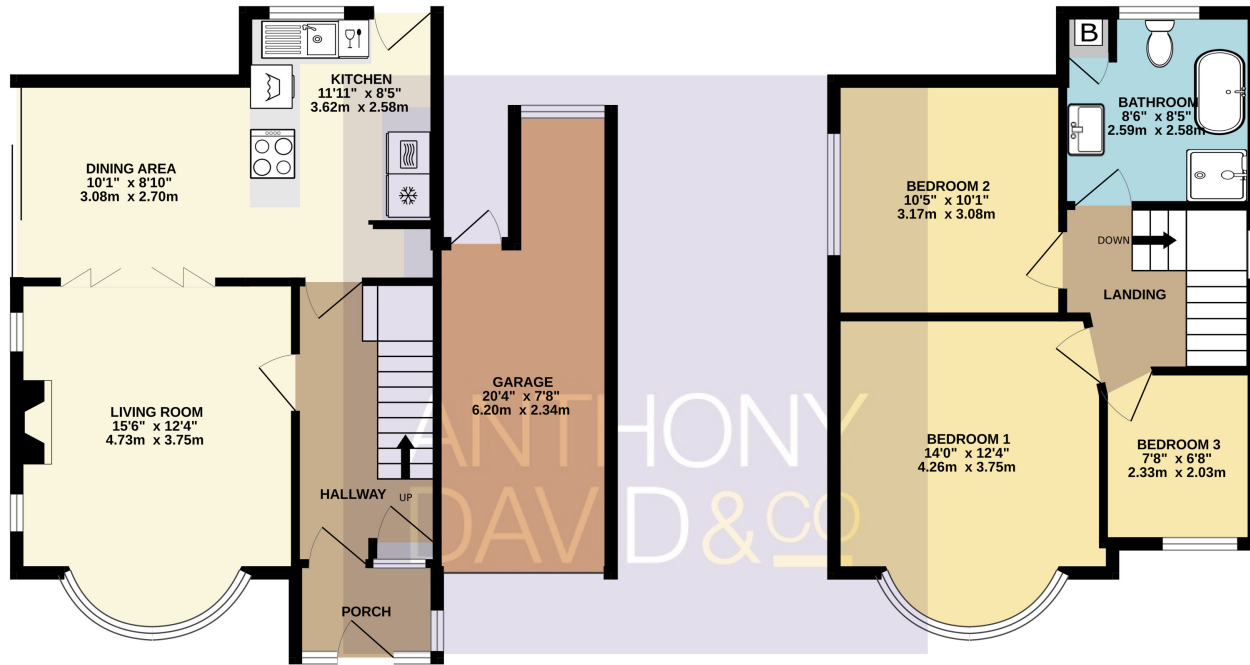
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**ANTHONY
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GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall Doors to

Sitting Room 15' 1" x 12' 6" (4.60m x 3.81m)

Kitchen 11' 5" x 8' 6" (3.48m x 2.59m)

Dining Room 10' 2" x 8' 11" (3.10m x 2.72m)

Landing Doors to

Bedroom One 13' 6" x 11' 11" (4.11m x 3.63m)

Bedroom Two 10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom Three 7' 9" x 6' 8" (2.36m x 2.03m)

Bathroom 8' 6" x 5' 6" (2.59m x 1.68m)

Garage 14' 4" x 7' 8" (4.37m x 2.34m)

Garden Westerly aspect

Driveway Ample off road parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		57	79
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.